

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority - Change of land use from Recreational use to Commercial (category – C) use in respect of T.S. No.1, Block-F, Ward No.9, Road No.78, Jubilee Hills correlated to Old Sy.No.403 part of Shaikpet Village and Mandal to an extent of 19420.93 Sq. Mts total in 3 pockets – Draft variation – Notification – Confirmed – Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**G.O.Ms.No. 170**

**Dated: 15.04.2010.**

Read the following:

1. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Lr. No.14476/PD1/Plg./HMDA/2008, dated: 27-11-2008 & dated: 12-03-2009.
2. Government Lr.No. 19323/I1/2008, Municipal Administration & Urban Development (I1) Department, dated: 01.06.2009.
3. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Lr. No.14476/PD1/Plg./HMDA/2008, dated: 16.07.2009.
4. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Lr. No.14476/PD1/Plg./HMDA/2008, dated: 06.04.2010.

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**ORDER:**

The draft variation to the land use envisaged in the notified Zonal Development Plan for Zone-V Municipal Area issued in Government Memo 2<sup>d</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 263, Part-I, dated: 04.06.2009. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.43,69,710/- (Rupees Forty three lakhs Sixty Nine thousands Seven hundred and Ten only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 22.04.2010.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**To**

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad *with a request to publish a notice in the newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.*

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. ( in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf /Sc.

// FORWARDED :: BY ORDER //

**SECTION OFFICER**

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone-V Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 263, Part-I, dated: 04.06.2009 as required by sub-section (3) of the said section.

**VARIATION**

The site in T.S No.1, Block-F, Ward NO.9 in Road No.78, Jubilee Hills correlated to Old Sy.No.403 (Part) of Shaikpet Village & Mandal, Hyderabad District to an extent of 23228 Sq. Yds or 19420.93 Sq. Mts, in 3 pockets ie., Pocket A- 11403.57 Sq Mts, Pocket B- 3347.74 Sq. Mts., Pocket C- 4669.62 Sq Mts., which are given in the schedule below is presently earmarked for Recreational use zone in the notified Zonal Development plan for zone-V of Municipal area is designated as Commercial use zone, subject to conditions to consider under category –C only as per G.O.Ms.No.766, MA&UD Deptt, dated: 18-10-2007 along with the following general conditions;

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority / GHMC before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. that the above change of land use is subject to outcome of court cases if any pending on the site under reference.
14. the change of land use is without prejudice to any of the conditions imposed by other departments.

**SCHEDULE OF BOUNDARIES (POCKET-A)**

NORTH:	Existing Houses of Jubilee Hills Society and 50'-0 wide approach road.
SOUTH:	Vacant land and part of 60'-0 wide internal road.
EAST :	50'-0" wide internal road.
WEST :	Open land.

**SCHEDULE OF BOUNDARIES (POCKET-B)**

NORTH: 60'-0 wide internal road.  
SOUTH: Vacant land  
EAST : 50'-0" wide internal road.  
WEST : Vacant land.

**SCHEDULE OF BOUNDARIES (POCKET-C)**

NORTH: Existing Houses of Jubilee Hills Society and 50'-0 wide approach road.  
SOUTH: Vacant land  
EAST : Existing Houses of Jubilee Hills Society  
WEST : 50'-0" side internal road.

**T.S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**SECTION OFFICER**